

**Twinbrook Neighborhood Plan
Community Meetings November 9 and 16, 2006
Comments Received**

Date Received	Name and Address	Comment
11/09/06	John Zeglin 333 Bradley Avenue	I hope you can plan to control “tear-downs” whereby 50s Cape Cods and Ramblers are replaced with over-sized houses inappropriate for the lot sizes and the character of the neighborhood, e.g. house on Bradley Ave. between Marshall and McAuliffe Dr.
11/09/06	Chris Finney 600 Twinbrook Parkway	<ul style="list-style-type: none"> • Recommend raised crosswalks be constructed on Twinbrook Parkway at Linthicum and at Pinneberg Sts. (Same as lighted crosswalk near Twinbrook Community Center.) • Enforce 25 mph on Twinbrook Parkway (Planning Area 7). Children cannot cross safely because trucks and commuters speed along the road. • Increase police patrols along Baltimore Road and Twinbrook Parkway. Groups of older teens have been assaulting pedestrians in the evenings. • Limit the number of unrelated individuals who may rent a unit/home from a landlord. • Require landlords to keep up the external appearance of their properties.
11/09/06	None given	<ul style="list-style-type: none"> • Great! Please proceed with upgrade of Twinbrook Shopping Center (Catalyst 3) with mixed use King Farm like area recommendations. • Upgrade/expand Safeway grocery center.
11/09/06	Robert Lomax	<ul style="list-style-type: none"> • Develop path located between Pier Drive and Vandergrift Ave/Atlantic Ave. • Where exactly are the two brooks that Twinbrook is named after? • Consider removing some of the sidewalks. Most residential sidewalks are not used – even in rainy or snowy or icy conditions. • Any plans for the public area behind Zip Café?
11/09/06	Mary Hillstrom 1110 Scott Ave.	<ul style="list-style-type: none"> • Complete sidewalk on south side of Baltimore Road across from Burgundy Center so it is possible to walk to Rockville Metro from Silver Rock on that side of the street. The Burgundy Center side of Baltimore

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		<p>Road does not feel like a safe place to walk, especially after dark.</p> <ul style="list-style-type: none"> • We need more frequent public transportation from neighborhoods to both Metro stations and the new Town Center.
11/15/06 by mail	Virginia H. Grier 1703 Greunther Ave	<p>As one of the “settlers” of Twinbrook Forest (1955), I’ve been pleased at how well this community of modest little homes has held up. At the meeting at Meadow Hall there was some background noise that made it difficult to hear the speakers. I brought the handouts home and read them carefully. I am impressed by these well-thought-out plans for this neighborhood. Location of a City of Rockville Police sub-station in the Veirs Mill Road commercial complex strikes me as a particularly good suggestion. Another much-needed improvement is improved street lighting through the neighborhood. At the Burgundy Center I was rear-ended when traffic slowed for an auto turning into the center; entry/exit there could certainly be improved. Maintaining our urban tree canopy is desirable, also.</p> <p>It encourages me to think that this will continue to be a place where families will want to live.</p>
11/16/06	Atlantic Ave.	<p>A resident of Atlantic Ave suggests a count-down pedestrian light at the intersection of Veirs Mill and Atlantic. This is a dangerous area for pedestrians. Also, more speed bumps on Atlantic would help decrease speeding.</p>
11/16/06	None given.	<ul style="list-style-type: none"> • Why are there floating zones when ROZORS may not have it in our new zoning ordinance? • Since the city has enacted a temporary moratorium shouldn’t there be a moratorium on this Plan until ROZORS has finalized their recommendations? • Connecting Atlantic Ave to McAuliffe is a very bad idea there’s already too much traffic on Atlantic.

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11/16/06	Marc and Katherine Grossman 13116 Okinawa Avenue	<ul style="list-style-type: none"> • Considering increased traffic – the bus system must be improved. • Considering that the density of Twinbrook’s population will increase with the Twinbrook Commons development and some of the proposed recommendations it is critical that much thought go into pedestrian and bicyclist friendly development • Lighting improvements near Veirs Mill and Twinbrook Commons might be useful – but please do not add lighting to residential streets. • Otherwise it looks like a well thought proposal that is considerate of environmental factors and the continued evolution of Twinbrook in a positive way.
11/16/06	C. Tonovitz 1106 Edmonston Drive	<ul style="list-style-type: none"> • Obviously speeding vehicles on Edmonston Drive is an issue that is being addressed – people are racing down Edmonston and it is a street that many people (children) walk down without sidewalks or a crosswalk on the end nearest Rockville Pike. • The playgrounds in Twinbrook are hideous.
11/16/06	Mary Ann Barnes 1204 Allison Drive	<ul style="list-style-type: none"> • JBG Company has too many large developments/plans especially around Metro stations. Do not change Twinbrook Metro – leave it as it was intended...for future needs/parking... • The Twinbrook Shopping Center and Mart areas are not well maintained...dirty, trash etc. • Twinbrook houses were built as affordable housing – now they can no longer afford to build small houses on 6,000 sq. ft. lots...Leave them alone... • Can’t teens use Twinbrook Recreation Center...suggested use for senior activities...number of small parks either side of Veirs Mill Road, what is the usage?

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		<ul style="list-style-type: none"> • Excessive car sound equipment is not addressed... • Divide Allison Drive – re-establish to public easement at 1200 Allison Drive – otherwise it's about a triple block.
11/16/06	Tata L Wilt 1506 Broadwood Drive	<ul style="list-style-type: none"> • I don't want to see any more high rises in my neighborhood. It's overcrowded and has too much traffic now. I do like the sidewalks, walkways, bike paths.
11/16/06	Nan Van Sickle 625 Edmonston Drive	<ul style="list-style-type: none"> • Support relaxation of front setbacks to allow porches. • Support comprehensive plan for pedestrian and bicycle access – intra-neighborhood. • Agree with maintaining residential zoning. • Façade improve for Twinbrook commercial areas. Mixed use is ok, if an allowance is made to keep small neighborhood businesses at Twinbrook commercial area. • Façade improvement for Burgundy commercial area. Perhaps some traffic aid too to get in and out. • If mixed use is involved for the commercial areas, then simultaneously (or prior to) increase roads to accommodate increased population. Prefer mixed use to tall office building. • I appreciate the time and effort you've all put into this.
11/20/06 by mail	Marcia Daoud 13300 Ardennes Avenue	<ul style="list-style-type: none"> • Thank you for the meetings. • Agree with keeping all of the green space in the neighborhood. • Agree with improving the shopping centers, the Safeway needs to built larger and the parking lots improved. • Agree with keeping the Twinbrook Library in its current location. • Agree with keeping the existing county facilities and the group homes in

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		<p>our neighborhood.</p> <ul style="list-style-type: none"> • Do not consider removing the medians along Veirs Mill Road or using the service roads for bus and trolley lanes. • Please consider home ownership as a priority to be encouraged in our neighborhood and throughout the City. It is hoped that existing houses will remain, existing apartments buildings could be considered to become condos... and smaller affordable houses built.
11/20/06 by mail	Max Torres 5716 Wainwright Avenue	Would like to see converting to underground utilities. Eliminating the ugly overhead electrical and cable wires would really clean up the neighborhood.
11/27/06 by mail	Todd S. Harrison 1614 Marshall Avenue	<p>Thank you to volunteers and City staff – your dedication and hard work is appreciated...Concerns:</p> <p>The Working Poor:</p> <ul style="list-style-type: none"> • Vision Statement: Make affordable housing and an economically diverse population explicitly a part of the vision for the future of Twinbrook. • Zoning: Recommend that affordable housing be a key consideration of zoning changes, particularly in how changes to the uses of existing properties will affect the supply of housing in the neighborhood that is affordable for lower income residents. • Transportation: Identify availability of public transportation as an important factor in promoting economic diversity in the community. <p>Mixed Use Zoning:</p> <ul style="list-style-type: none"> • Height: Recommend a much lower height for buildings in the mixed use zoning, but allow for this height to be increased up to some maximum (still less than 65 ft) only if other accommodations are made that compensate the neighborhood... • Ratio of Commercial to Residential: Recommend a ratio be established

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		<p>for mixed-use zones to prevent this balance from being pushed too far to one extreme of the other...</p> <p>Veirs Mill Road:</p> <ul style="list-style-type: none"> • Veirs Mill/First Street Intersection: State the community's strong opposition to the proposed Veirs Mill Road overpass option and the impact this would have... • Bus Rapid Transit: Recommend any BRT not use the service roads...because of the severe impact on quality of life... • Town Center Circulator "Trolley" Make this a high-priority, near-term item that is a key component of improving traffic and transportation in the neighborhood and maintaining linking within the community.